025.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	959,000	/	959,000
USE VALUE:	959,000	/	959,000
ASSESSED:	959,000	/	959,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKOU LLC
Owner 2:	
Owner 3:	
Street 1:	10 DOROTHY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTIN ALICE V & DOROTHY -
Owner 2:	-
Street 1:	31 MARATHON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 2763 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	449,900	5,100	504,000	959,000
Total Card	0.161	449,900	5,100	504,000	959,000
Total Parcel	0.161	449,900	5,100	504,000	959,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.09 | /Parcel: 347.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	16547
GIS Ref	
GIS Ref	
Insp Date	07/10/17

!2040!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	450,100	5100	7,000.	504,000	959,200	959,200	Year End Roll	12/18/2019
2019	104	FV	349,300	5100	7,000.	535,500	889,900	889,900	Year End Roll	1/3/2019
2018	104	FV	349,300	5100	7,000.	390,600	745,000	745,000	Year End Roll	12/20/2017
2017	104	FV	384,700	5100	7,000.	340,200	730,000	730,000	Year End Roll	1/3/2017
2016	104	FV	384,700	5100	7,000.	289,800	679,600	679,600	Year End	1/4/2016
2015	104	FV	343,000	5100	7,000.	283,500	631,600	631,600	Year End Roll	12/11/2014
2014	104	FV	343,000	5100	7,000.	233,100	581,200	581,200	Year End Roll	12/16/2013
2013	104	FV	356,800	5100	7,000.	221,800	583,700	583,700		12/13/2012

PRINT

Date	Time
12/10/20	17:33:11

LAST REV

Date	Time
03/05/18	14:29:05
mmcmakin	
2040	

USER DEFINED

Prior Id # 1:	16547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN ALICE V	69721-212		8/3/2017	Convenience	1	No	No		Dorothy Martin dod 5/6/2014
	PR-432035		5/12/1969			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2017	1332	Inter Fi	200,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2018	Mail Update	MM	Mary M
7/10/2017	Inspected	PH	Patrick H
5/18/2009	Measured	189	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07752442
Const Adj.:	0.98000199
Adj $ / SQ:	179.516
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652014
Depreciation:	202124
Depreciated Total:	449890

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	1	
Totals			
2	11	3	

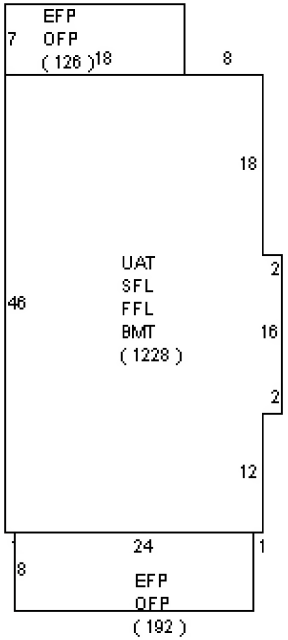
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.52
Special Features:	0	Val/Su Net:	97.23
Final Total:	449900	Val/Su SzAd	183.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,228	53.850	66,134
FFL	First Floor	1,228	179.520	220,446
SFL	Second Floor	1,228	179.520	220,446
EFP	Enclos Porch	318	35.070	11,152
OFP	Open Porch	318	21.250	6,759
UAT	Upper Attic	307	125.660	38,578

Net Sketched Area:	4,627	Total:	563,515
Size Ad	2456	Gross Are	5548	FinArea	2763
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1917	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100